

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.gov (email) www.bonnercountyd.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # <div style="border: 1px solid red; padding: 2px; display: inline-block;">MLD0015-24</div>	RECEIVED: <div style="border: 1px solid blue; padding: 5px; display: inline-block;">RECEIVED By Rob Winningham at 10:01 am, Apr 09, 2024</div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Marshall Estates
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APPLICANT INFORMATION:

Landowner's name: Wayne and Boni Marshall		
Mailing address: PO Box 481		
City: Athol	State: ID	Zip code: 83801
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Josh Bagley and Nancy Nick		
Company name: h2 Surveying and Engineering		
Mailing address: PO Box 2916		
City: Hayden	State: ID	Zip code: 83835
Telephone: (208) 772-6600 and (208) 659-2525	Fax:	
E-mail: jbagley@h2survey.com and nancy@hightrailconsulting.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 14	Township: 54N	Range: 04W	Parcel acreage: 10
Parcel # (s): RP54N04W140450A			
Legal description: S 12 of the S 1/2 of the NE 1/4 of the NE 1/4 of S14, T54N, R04W Boise Meridian, Bonner County, Idaho			
Current zoning: R 5	Current use:		
What zoning districts border the project site?			

North: R5	East: AF 10
South: R5	West: R5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Single Family Residence on 10 Acres with a Shed	
South: Appears to be vacant/undeveloped	
East: Appears to be vacant/undeveloped	
West: Appears to be vacant/undeveloped	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>US 95 to Granit Loop, to Kelso Lake Road, to Wakena Lake Road to Glory Drive to Four Wheel Drive. Property is on the right.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: <u>N/A</u>		
This application is for : <u>Two Lot Minor Land Division</u>		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: <u>5</u>	<u>1:1.4</u>
Lot #2	Proposed acreage: <u>5</u>	<u>1:1.4</u>
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	<u>N/A</u>
Describe the land division proposal and resulting acreage: <u>One 10 acre parcel split in to two 5 acre parcels</u>		

SITE INFORMATION:

Please provide a detailed description of the following land features:
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: <u>Heavily Timbered</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>There are no water courses on the property</u>
Springs & wells: <u>There are no springs or wells on the property</u>

Existing structures (size & use): There are no structures on the property

Land cover (timber, pastures, etc): Timbered

Are wetlands present on site? Yes No

Source of information: FIRMette and Wetlands Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:

Other pertinent information (attach additional pages if needed):

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: Four Wheel Drive Road is 60" in Width, Gravel Surface, Per Instrument Number 229342

Public Road Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:

Combination of Public Road/Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:


Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
Existing Easement for access off of Four Wheel Drive Road.

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> Panhandle Health District approved septic _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? Northern Lights	

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  _____ Date: 4/8/24

Landowner's signature: _____ Date: _____

MARSHALL ACRES

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT BONI S. MARSHALL AND WAYNE L. MARSHALL, WIFE AND HUSBAND, ARE THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS MARSHALL ACRES.

BEING THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, FROM WHICH THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14 BEARS NORTH 00°20'47" EAST, A DISTANCE OF 2640.14 FEET;

THENCE NORTH 00°20'47" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 1320.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14, AND THE POINT OF BEGINNING;

THENCE NORTH 89°23'24" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 1294.71 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14;

THENCE NORTH 00°00'38" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 331.50 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89°19'23" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 1292.79 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14;

THENCE SOUTH 00°20'47" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 330.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14, AND THE POINT OF BEGINNING;

CONTAINING 427,876 SQUARE FEET, OR 9.823 ACRES

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

60' INGRESS, EGRESS, AND UTILITY EASEMENT PER INSTRUMENT #229342, RECORDS OF BONNER COUNTY, IDAHO.

GRANTING:

20' FOOT WIDE ACCESS AND UTILITY EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOTS 1 AND 2 WILL BE PROVIDED BY INDIVIDUAL WELLS.

SANITARY SEWER SERVICE ON LOTS 1 AND 2 WILL BE PROVIDED BY AN ONSITE SEPTIC SYSTEM.

BONI S. MARSHALL DATE _____

WAYNE L. MARSHALL DATE _____

ACKNOWLEDGMENT

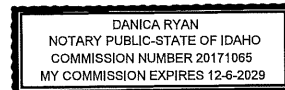
STATE OF _____ }
 }SS.
COUNTY OF _____ }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2024.

BY: BONI S. MARSHALL

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



ACKNOWLEDGMENT

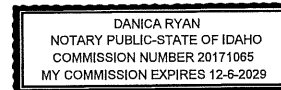
STATE OF _____ }
 }SS.
COUNTY OF _____ }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2024.

BY: WAYNE L. MARSHALL

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



PANHANDLE HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE _____

DATE: _____

BONNER COUNTY PLANNING DIRECTOR

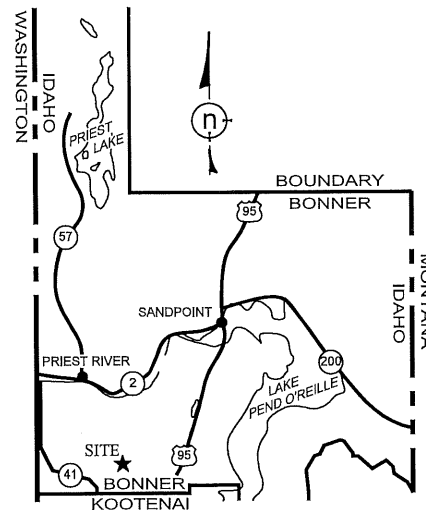
THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY
OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON
THIS _____ DAY OF _____, 2024.

CHAIRMAN



VICINITY MAP
NTS

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF BONI S. MARSHALL AND WAYNE L. MARSHALL.

THIS _____ DAY OF _____, 2024, AT _____ M. AND DULY

RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: APRIL, 2024
PROJECT NUMBER: 2024-082

SECTION INDEX



QUARTER CORNER
 FOUND 3 1/4" BRASS CAP PER
 CP&F BY WILLIAM STOCKMAN,
 PLS 853, DATED 12/12/1980

MARSHALL ACRES

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14,
 TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
 BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
 INSTRUMENT # _____

SECTION CORNER
 FOUND 2 1/2" BRASS
 CAP PER CP&F #690231

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ◇ = FOUND BRASS CAP (AS NOTED)
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = BOUNDARY LINE
- - - = LOT LINE
- · - · - = ADJACENT PROPERTY LINE
- - - - - = EASEMENT LINE
- · - · - · - = CENTER LINE
- - - - - = SECTION LINE
- · - · - · - = QUARTER SECTION LINE
- - - - - = SIXTEENTH SECTION LINE

BASIS OF BEARINGS

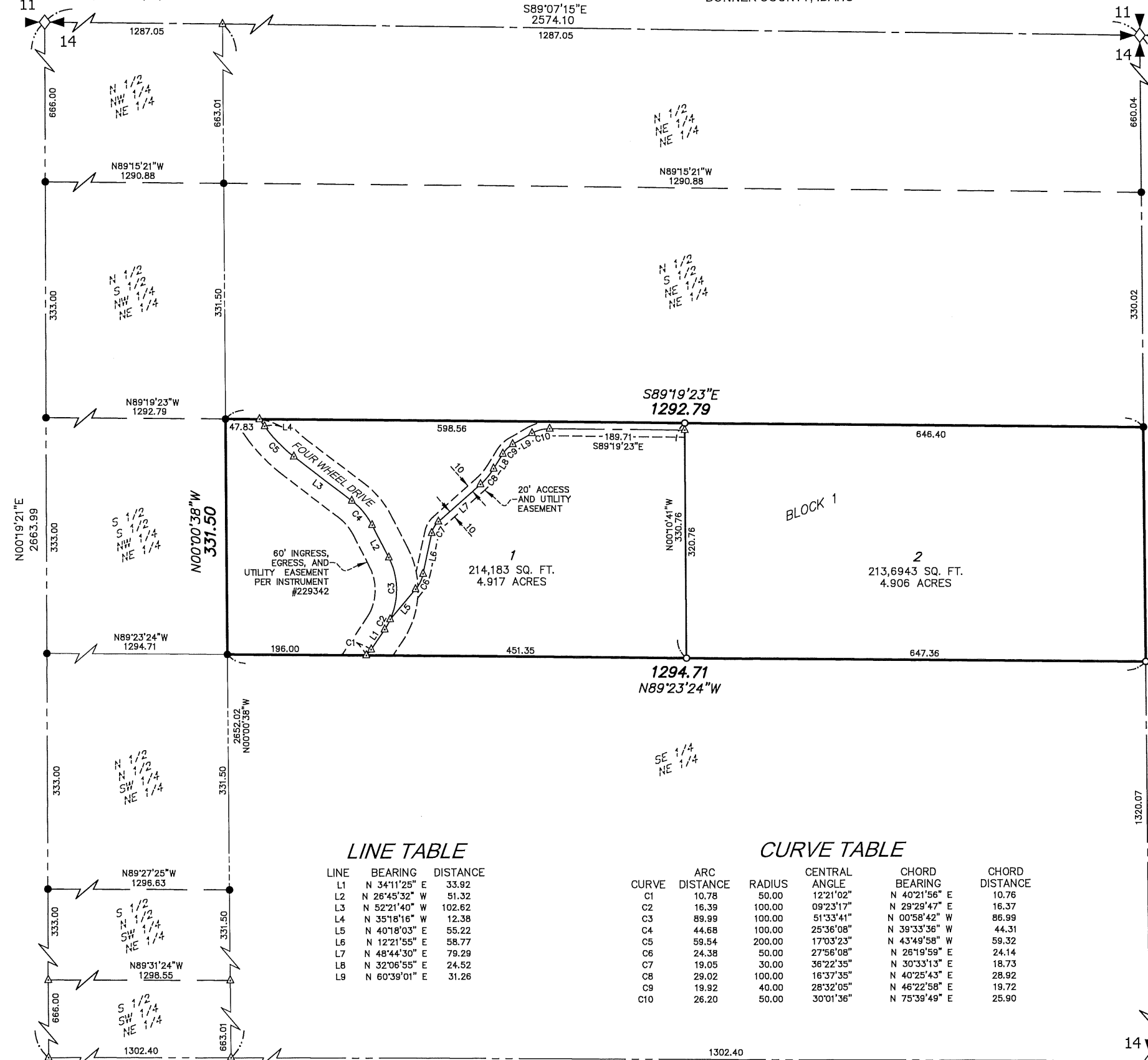
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14,
 BEARS NORTH 00°20'47" WEST, BETWEEN FOUND MONUMENTS,
 AS SHOWN ON R1, R3, AND R4.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO TWO LOTS, AND BLOCK.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. THE MONUMENTS SHOWN HERE ON WERE LOCATED ON MARCH 27, 2024.
4. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.

RECORD INFORMATION

- R1 - RECORD OF SURVEY, INSTRUMENT #823871, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, INSTRUMENT #849327, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, INSTRUMENT #860835, RECORDS OF BONNER COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, INSTRUMENT #893156, RECORDS OF BONNER COUNTY, IDAHO.
- D1 - WARRANTY DEED, INSTRUMENT #1022512, RECORDS OF BONNER COUNTY, IDAHO.



LINE TABLE

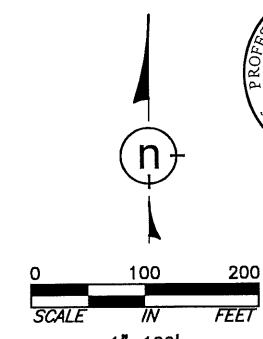
LINE	BEARING	DISTANCE
L1	N 34°11'25" E	33.92
L2	N 26°45'32" W	51.32
L3	N 52°21'40" W	102.62
L4	N 35°18'16" W	12.38
L5	N 40°18'03" E	55.22
L6	N 12°21'55" E	58.77
L7	N 48°44'30" E	79.29
L8	N 32°06'55" E	24.52
L9	N 60°39'01" E	31.26

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	10.78	50.00	12°21'02"	N 40°21'56" E	10.76
C2	16.39	100.00	09°23'17"	N 29°29'47" E	16.37
C3	89.99	100.00	51°33'41"	N 00°58'42" W	86.99
C4	44.68	100.00	25°36'08"	N 39°33'36" W	44.31
C5	59.54	200.00	17°03'23"	N 43°49'58" W	59.32
C6	24.38	50.00	27°56'08"	N 26°19'59" E	24.14
C7	19.05	30.00	36°22'35"	N 30°33'13" E	18.73
C8	29.02	100.00	16°37'35"	N 40°25'43" E	28.92
C9	19.92	40.00	28°32'05"	N 46°22'58" E	19.72
C10	26.20	50.00	30°01'36"	N 75°39'49" E	25.90

2640.14
 N00°20'47"W
 BASIS OF BEARINGS

330.02
 S00°20'47"E



CENTER QUARTER
 CALCULATED POSITION
 PER R1

QUARTER CORNER
 FOUND 2 1/2" BRASS
 CAP PER CP&F #822413

7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
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